

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

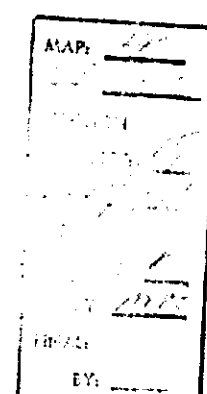
TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an ML-1M zone to an BM zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for auxiliary stores to the Golden Ring Mall which is immediately adjacent and contiguous thereto.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

The reason for this re-classification is error in the comprehensive zoning of November, 1980.

RECEIVED
BALTIMORE COUNTY
Aug 27 3 15 PM '81
COUNTY BOARD
OF APPEALS
BY:



Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: _____
(Type or Print Name)

Legal Owner(s):

A. V. Williams
(Type or Print Name)

Signature _____

Signature

A. V. Williams
(Type or Print Name)

Address _____

Signature

City and State _____

Address

Phone No.

City and State _____

Attorney for Petitioner:

T. Rogers Harrison
(Type or Print Name)

Signature _____

306 West Joppa Road
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 828-1335

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

A. V. Williams
Name

8660 Pulaski Highway
Address

Baltimore, MD 21237
City and State

Phone No. MU6-1000

BANC-Form 1

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

T. Rogers Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

RE: Item No. 20 - Cycle No. II
Petitioner - A. V. Williams
Reclassification Petition

Dear Mr. Harrison:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October 1981 - April 1982 reclassification cycle (Cycle II). It has been reviewed by the Zoning Office as to form and content and has been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and existing agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before November 30. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

The subject property, consisting of 13 plus acres, is zoned M.L.-I.M. and is located on the southeast side of Philadelphia Road southwest of Rossville Boulevard in the 15th Election District. It is presently utilized as a storage lot for a number of office trailers and was the subject of two previous zoning hearings (Case #78-55-R and 78-40-R). The latter hearing granted a reclassification to B.M. zoning, but with the adoption of the 1980 comprehensive zoning maps, it was changed to its current M.L.-I.M. designation.

The petition forms should be changed to delete the proposed use; i.e., "auxiliary stores..." and the description should be revised to indicate the direction of the beginning point from the centerline intersection of Philadelphia Road

Item No. 20 - Cycle No. II
Petitioner - A. V. Williams
Reclassification Petition

and Rossville Boulevard.

In view of the fact that the submitted site plan does not indicate a proposed development of the subject property, the enclosed comments from the Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and/or this Committee will be submitted when a proposed development is shown.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March 1 and June 30, 1982, will be forwarded to you in the future.

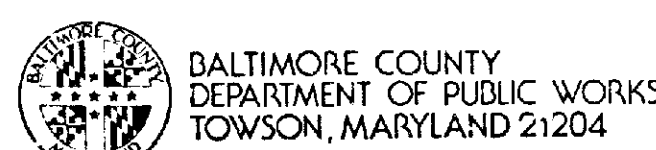
Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: George William Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204



HARRY J. PISTEL, P.E.
DIRECTOR

October 15, 1981

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #20 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: A. V. Williams
S/ES Philadelphia Rd. 213.79' N/E from
centerline of Rossville Blvd.
Existing Zoning: ML-1M
Proposed Zoning: B-M
Acres: 13.100 District: 15th

Dear Mr. Hackett:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 21 Zoning Cycle I (April-October 1977), 78-40R are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 20 of Zoning Cycle II (October 1981-April 1982).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:RAM:FWR:ss

cc: Jack Wimbley

Attachment

I-NW Key Sheet
15 & 16 NE 25 Pos. Sheets
NE 4 G Topo
90 Tax Map

May 1, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #21 (Cycle I April-October 1977)
Property Owner: A. V. Williams
S/ES of Phila. Rd. 724.30' S/W of Rossville Blvd.
Existing Zoning: M.L. - I.M. District
Proposed Zoning: B-M
District: 15th No. of Acres: 13.09

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

A portion of this property lies within the Stemmers Run flood plain. The submitted plan should indicate the Stemmers Run 100-year flood plain relative to this property. Further information may be obtained from the Baltimore County Bureau of Engineering.

Highways:

Philadelphia Road (Rd. 7) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Rossville Boulevard is a recently constructed County dual lane, divided access highway, in this vicinity. No additional highway improvements are required.

There is a private drive, contiguous to the southeasternmost outline of this site, which connects to Rossville Boulevard opposite Yellow Brick Road.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #21 (Cycle I April-October 1977)
Property Owner: A. V. Williams

Page 2
May 2, 1977

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

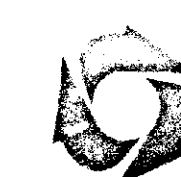
Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,

Edward W. Tucker, P.E.
Acting Chief, Bureau of Engineering

DWT:RAM:FWR:ss

I-NW Key Sheet
15 & 16 NE 25 Pos. Sheet
NE 4 G Topo
90 Tax Map



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

September 24, 1981

Mr. William Hackett, Chairman
Board of Appeals
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Cycle II
ZAC Meeting of 9-14-81
ITEM: #20
Property Owner: A. V. Williams
Location: S/E side
Philadelphia Rd. (Route 7)
213.79' N/E from center-
line of Rossville Blvd.
Existing Zoning: ML-1M
Proposed Zoning: B-M
Acres: 13.100
District: 15th

Dear Mr. Hackett:

On review of the plot plan of August 26, 1981 and field inspection, the State Highway Administration will require a revised preliminary plan of the site.

The State Highway Administration has work outstanding that has not been completed in Permit #A-B-7242-77 at this site.

It is requested that a preliminary plan be submitted to the State Highway Administration for review showing all improvements prior to a hearing date being set.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permit

By: George Williams

CL:GW:vrd

cc: Mr. J. Wimbley

My telephone number is 301-659-1350.

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

Petition for Reclassification
15TH DISTRICT
ZONING: Petition for
Reclassification
LOCATION: Southeast
Side of Philadelphia Road,
213.79 feet Southwest of
the centerline of Rossville
Boulevard
DATE & TIME: June 16, 1982
at 10:00 A.M.
PUBLIC HEARING:
Room 218, Courthouse,
Towson, Maryland
The County Board of
Appeals for Baltimore
County Charter will hold a
public hearing:
Present Zoning: M.L.
I.M.
Proposed Zoning: B.M.
All that parcel of land in
the Fifteenth District of
Baltimore County,
Beginning for the same
on the southeast, right-of-
way line of Philadelphia
Road (Maryland Route 7)
distant 213.79 feet S 81°
18'20" W measured along
said centerline from the in-
tersection of Rossville
Boulevard with said Phila-
delphia Road as shown on
Baltimore County Bureau
of Land Acquisition Draw-
ing BW 66-210-39A thence
binding on the southeast
right-of-way line as
shown on said drawing the
two following courses and
distances:
1. S 38°40'40" E 40.00
feet and
2. S 84°01'40" E 17.83
feet to the southwest right-
of-way line of relocated
Stemmers Run thence
binding on the southwest
right-of-way line of relocated
Stemmers Run the seven
following courses and dis-
tances:
1. S 38°40'40" E 160.81
feet
2. Southeast by a line
curving to the east
with a radius of 1256.23
feet for an arc distance of
392.46 feet the chord of
said arc being S 47°37'40"
E 390.87 feet
3. S 56°34'40" E 154.91
feet
4. Southeast by a line
curving to the east with
a radius of 495.67 feet
for an arc distance of 26.28
feet the chord of said arc
being S 55°03'32" E 26.28
feet to the northwest side
of a private 40 foot wide
access road thence binding
on the said northwest side
of said access road the two
following courses and dis-
tances:
1. S 56°34'40" E 154.91
feet and
2. S 47°37'40" E 390.87
feet to intersect a north-
east outline of an Amended
Plat of Golden Ring Mall
filed among the Plat Records
of Baltimore County in Plat
Book E.H.K.Jr. 38 folio 35
thence binding on the
northeast outlines of said
plat the three following
courses and distances:
1. N 70°15'54" W 326.93
feet
2. N 41°59'53" W 394.19
feet and
3. N 31°23'40" W 349.78
feet to the said southeast
right-of-way line of Phila-
delphia Road as shown on
right-of-way drawing BW
66-210-39A thence binding
on said right-of-way line
the two following courses
and distances:
1. S 38°40'40" E 40.00
feet and
2. S 84°01'40" E 17.83
feet to the place of begin-
ning.
Containing 13.100 acres
of land more or less.
Being the property of
A.V. Williams, as shown
on plat plan filed with the
Zoning Department.
Hearing Date: Wednes-
day, June 16, 1982 at 10:00
A.M.
Public Hearing: Room
218, Courthouse, Towson,
Maryland
BY ORDER OF
WILLIAM T. HACKETT
Chairman
County Board of Appeals
Of Baltimore County

The Times
Middle River, Md., May 27, 1982
This is to Certify, That this advertisement
was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 27th day of
May, 1982
Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 107641
DATE 5/18/82 ACC. UNIT 01-662
AMOUNT \$50.00
RECEIVED FROM T. Rogers Harrison, Esquire
FOR Filing Fee for KMDK Reclassification Case R-82-197 (A. V. Williams)
50.00
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR RECLASSIFICATION
15th Election District
ZONING: Petition for Reclassification
LOCATION: Southeast Side of Philadelphia Road, 213.79 feet Southwest of the centerline of Rossville Boulevard
DATE & TIME: Wednesday, June 16, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:
Present Zoning: M.L., I.M.
Proposed Zoning: B.M.
Beginning for the same on the southeast right-of-way line of Philadelphia Road (Maryland Route 7) distant 213.79 feet S 81°18'20" W measured along said centerline from the intersection of Rossville Boulevard with said Philadelphia Road as shown on Baltimore County Bureau of Land Acquisition Drawing BW 66-210-39A thence binding on the southeast right-of-way line of relocated Stemmers Run thence binding on the southwest right-of-way line of relocated Stemmers Run the seven following courses and distances:
1. S 38°40'40" E 160.81 feet
2. Southeast by a line curving to the east with a radius of 1256.23 feet for an arc distance of 392.46 feet the chord of said arc being S 47°37'40" E 390.87 feet
3. S 56°34'40" E 154.91 feet
4. Southeast by a line curving to the east with a radius of 495.67 feet for an arc distance of 26.28 feet the chord of said arc being S 55°03'32" E 26.28 feet to the northwest side of a private 40 foot wide access road thence binding on the said northwest side of said access road the two following courses and distances:
1. S 56°34'40" E 154.91 feet and
2. S 47°37'40" E 390.87 feet to intersect a northeast outline of an Amended Plat of Golden Ring Mall filed among the Plat Records of Baltimore County in Plat Book E.H.K.Jr. 38 folio 35 thence binding on the northeast outlines of said plat the three following courses and distances:
1. N 70°15'54" W 326.93 feet
2. N 41°59'53" W 394.19 feet and
3. N 31°23'40" W 349.78 feet to the said southeast right-of-way line of Philadelphia Road as shown on right-of-way drawing BW 66-210-39A thence binding on said right-of-way line the two following courses and distances:
1. S 38°40'40" E 40.00 feet and
2. S 84°01'40" E 17.83 feet to the place of beginning.
Containing 13.100 acres of land more or less.
Being the property of A.V. Williams, as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, June 16, 1982 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland
BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 27, 1982
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper print, and published in Towson, Baltimore County, Md., before the 16th day of June, 1982, the last publication appearing on the 27th day of May, 1982.
THE JEFFERSONIAN
Frank Smith
Manager.
Cost of Advertisement, \$.

R-82-197
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 15
Posted for Petition for Reclassification
Petitioner: A.V. Williams
Location of property: SE 1/4 Philadelphia Rd., 213' 74" SW of the centerline of Rossville Blvd.
Location of Signs: facing Philadelphia Rd.
Remarks:
Posted by Ron J. Williams Date of return: 6/4/82
Number of Signs: 1

PETITION FOR RECLASSIFICATION
15th Election District
ZONING: Petition for Reclassification
LOCATION: Southeast Side of Philadelphia Road, 213.79 feet Southwest of the centerline of Rossville Boulevard
DATE & TIME: Wednesday, June 16, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:
Present Zoning: M.L., I.M.
Proposed Zoning: B.M.
All that parcel of land in the Fifteenth District of Baltimore County

Being the property of A. V. Williams, as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, June 16, 1982 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland
BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

FROM THE OFFICE OF
WILLIAM STEPHENS, JR., ASSOCIATES, INC.
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204
Description of Property
Southeast Corner of Rossville Boulevard and Philadelphia Road (Maryland Route 7)
August 25, 1981
Beginning for the same on the southeast right-of-way line of Philadelphia Road (Maryland Route 7) distant 57 feet measured at right angles from the centerline of said road and distant 213.79 feet measured along said centerline from the intersection of Rossville Boulevard with said Philadelphia Road as shown on Baltimore County Bureau of Land Acquisition Drawing BW 66-210-39A thence binding on the southeast right-of-way lines as shown on said drawing the two following courses and distances:
1. S 38°40'40" E 40.00 feet and
2. N 84°01'40" E 17.83 feet to the southwest right-of-way line of relocated Stemmers Run thence binding on the southwest right-of-way of relocated Stemmers Run the seven following courses and distances:
3. S 38°40'40" E 160.81 feet
4. southeasterly by a line curving to the east with a radius of 1256.23 feet for an arc distance of 392.46 feet (the chord of said arc being S 47°37'40" E 390.87 feet)
5. S 56°34'40" E 75.10 feet
6. S 18°10'00" E 18.24 feet
7. S 64°30'00" E 82.2 feet
8. S 56°34'40" E 154.91 feet and
9. southeasterly by a line curving to the south with a radius of 495.67 feet for an arc distance of 26.28 feet (the chord of said arc being S 55°03'32" E 26.28 feet) to the northwest side of a private 40 foot wide access road thence binding on the said northwest side of said access road the two following courses and distances:
10. southwesterly by a line curving to the west with a radius of 504.29 feet

IN THE MATTER OF
THE PETITION OF
A. V. WILLIAMS
* BEFORE THE
* BOARD OF ZONING APPEALS
* OF BALTIMORE COUNTY,
* MARYLAND

The Petitioner requests a Re-Classification from an ML-IM zone to a BM zone (Business Major) to conform with the zoning of the adjacent and contiguous property, now occupied by Golden Ring Mall, so that the 13.100 acres which is the subject matter of this application may be developed in conformity with the zoning of Golden Ring Mall. This property was re-classified by the Board of Appeals to a BM zone and said BM zone was affirmed by the Circuit Court for Baltimore County and the Court of Special Appeals of Maryland. The property was recommended by the Baltimore County Planning Commission for a BM zone prior to the November, 1980 comprehensive zoning and no one appeared at any of the hearings before the Planning Commission or the County Council. Without a scintilla of evidence being presented in opposition to the recommendations of the Planning Board the property was unreasonably and arbitrarily placed in an ML-IM zone.

T. Rogers Harrison
T. Rogers Harrison
306 West Joppa Road
TOWSON, Maryland 21204
828-1335
Attorney for Petitioner

Description of Property
Southeast Corner of Rossville Boulevard and Philadelphia Road (Maryland Route 7)
August 25, 1981
Page 2
for an arc distance of 36.53 feet (the chord of said arc being S 42°55'15" W 36.52 feet)
and
11. S 44°59'50" W 510.45 feet to intersect a northeast outline of an Amended Plat of Golden Ring Mall filed among the Plat Records of Baltimore County in Plat Book E.H.K.Jr. 38 folio 35 thence binding on the northeast outlines of said plat the three following courses and distances:
12. N 70°15'54" W 326.93 feet
13. N 41°59'53" W 394.19 feet and
14. N 31°23'40" W 349.78 feet to the said southeast right-of-way line of Philadelphia Road as shown on right-of-way drawing BW 66-210-39A thence binding on said right-of-way line the two following courses and distances:
15. N 54°15'10" E 385.37 feet and
16. N 54° 04'10" E 125.14 feet to the place of beginning.
Containing 13.100 acres of land more or less.

Charles K. Stark #3024

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
March 8, 1982
WILLIAM E. HAMMOND
ZONING COMMISSIONER
T. Rogers Harrison, Esquire
306 W. Joppa Road
Towson, Maryland 21204
RE: Petition for Reclassification
SE 1/4 Philadelphia Rd., 313' NE from centerline of Rossville Blvd.
A. V. Williams, Petitioner
Cycle 2 - Room 20
Case #R-82-197

Dear Mr. Harrison
This is to advise that \$52.75 is due for the 2nd full page add of the cycle 2 billing. You have already been billed for the 1st full page add. A third bill for the individual advertising and posting of the above property will be forthcoming. All bills must be paid before an order is issued.
Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 106845
DATE April 6, 1982 ACCOUNT 01-662
AMOUNT \$52.75
RECEIVED Mudd & Harrison
FOR 2nd full page ad for A.V. Williams - Petitioner
Case No. R-82-197
52.75
VALIDATION OR SIGNATURE OF CASHIER

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 19, 1982

T. Rogers Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

RE: Petition for Reclassification
SE/S Philadelphia Rd., 313' NE from centerline
of Rossville Blvd.
A. V. Williams - Petitioner
Cycle #2 - Item #20

Dear Mr. Harrison:

This is to advise you that \$96.89 is due for the first advertising of the above property. Two additional bills will be forwarded to you in the near future. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,


WILLIAM E. HAMMOND
Zoning Commissioner

WJH:mch

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 104554

DATE 2/5/82 ACCOUNT 01-662

AMOUNT \$96.89

RECEIVED FROM: Mudd & Harrison
FOR: 1st full page add for cycle #2 - Item #20 A. V. Williams

8217413 5 9689.04

VALIDATION OR SIGNATURE OF CASHIER

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 11, 1982

T. Rogers Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204


Re: Petition for Reclassification
SE/S Philadelphia Rd., 313' NE from
centerline of Rossville Blvd.
A. V. Williams - Petitioner
Cycle #2 - Item #20

Dear Mr. Harrison:

This is to advise you that \$93.48 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,


WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 107679

DATE 6/16/82 ACCOUNT 01-662

AMOUNT \$93.48

RECEIVED FROM: T. Rogers Harrison, Esquire
FOR: Advertising & Posting Case R-82-197

6 056*****83886 81751

VALIDATION OR SIGNATURE OF CASHIER

RUBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
(GERMANIA FEDERAL BUILDING)
ESSEX, MARYLAND 21221

ASSOCIATES
CHARLES E. FODR, III
JOHN B. GONTRUM
ALFRED M. WALPERT

February 11, 1982

Zoning Board of Appeals
Old Court House
Towson, Maryland 21204

RE: A.V. Williams
Item 20
Cycle 2
Case #R-82-197

Gentlemen:

Please enter my appearance as co-counsel with respect to the above noted case. I would appreciate if you would notify me of any hearings dates set in this matter.

Thank you for your kind attention in this matter.

Very truly yours,


Robert J. Romadka

RJR/msw

cc: Mr. A.V. Williams
Thomas Harrison, Esquire

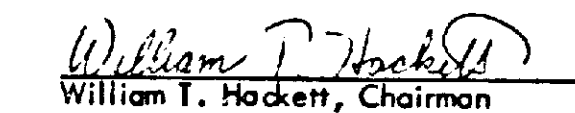
Page Two

Since there must be some limit to the period of time within which a decision should be made and communicated to the Board, it has been decided that all requests for postponements made pursuant hereto must be delivered in writing to the Board on or before March 15, 1981.

The Board has attached one very important provision to its willingness to co-operate in the granting of postponements for the purpose outlined above, which is that it will not countenance the use of the reasons given above for a postponement for other reasons and, therefore, if a case is postponed for the reason given above it must remain inactive until there is a definitive action from the courts. Therefore, parties are cautioned that if they do, in fact, seek a postponement because of the doubt surrounding the validity of the enactment of the 1980 comprehensive maps, they will be required to wait until there is a decision from the courts on the question before the Board will again assign their case no matter how long the case is suspended.

The purpose of this communication is to alert all parties of record involved of the Board's intention if a request is timely submitted.

Very truly yours,


William T. Hackett, Chairman

WTH:e

cc: Robert J. Romadka, Esquire
A. V. Williams

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

February 26, 1982

T. Rogers Harrison, Esquire
306 W. Joppa Road
Towson, Md. 21204

Re: Item #20, Case #R-82-197
Cycle II, A. V. Williams

Dear Mr. Harrison:

Your case has been assigned for hearing before the Board during the normal cycle period for reclassification petitions. Written and public notice of the date of the hearing has either been given or is in the process of publication.

The Board has been informed that there are presently pending in the Circuit Court for Baltimore County three separate suits, all of which directly question the validity of the adoption of the 1980 comprehensive zoning map by the County Council of Baltimore County. The suits to which we refer are:

Home Builders Assn. of Md., Inc., et al. v. Baltimore County, Md., et al - Circuit Court Equity #107047

Isaac A. Jones v. Baltimore County, Md., et al - Circuit Court Equity #108029

Shoppo Reisterstown Associates, et al v. Baltimore County, Md., et al - Circuit Court Equity #107318.

The Board, of course, is not involved in those suits and consequently will not be asked to express any opinion on the enactment question. However, we are concerned that the parties to the pending reclassification cases be made aware that there will probably be a judicial decision on the question sometime in the future, and if the Circuit Court should find that the maps were, in fact, improperly enacted, and that decision is affirmed by an appellate court, the various parties to reclassification cases might then be placed in the position of having expended time and money in the preparation and trial of their cases based on the comprehensive map which legally might not exist. The Board has, therefore, determined that it will afford each of the petitioners in the pending reclassification cases the opportunity to review the pending Circuit Court cases and make their individual determination as to whether they wish to proceed at this time to fully try their reclassification case or whether they would prefer not to take that risk and ask the Board for a continuance of their case without hearing until such time as there has been a definitive ruling by the courts on the question of the validity of the 1980 maps.

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
(GERMANIA FEDERAL BUILDING)
ESSEX, MARYLAND 21221

ASSOCIATES
CHARLES E. FODR, III
JOHN B. GONTRUM
JOHN D. HENNEGAN
ALFRED M. WALPERT

May 24, 1982

Mr. William Hackett
County Board of Appeals
Courthouse
Towson, Maryland 21204

Re: Petition for Reclassification
SE/S Philadelphia Rd., 213.79 SW
of centerline of Rossville Blvd.
A. V. Williams - Petitioner
Case #R-82-197 Item 20 Cycle II

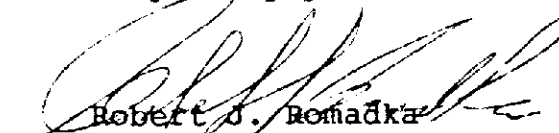
Dear Mr. Hackett:

I have just received Notice of Hearing that the above captioned matter has been set in for June 16th at 10 a.m. before the Board.

Please be advised that I am already scheduled to appear before Commissioner Jung, Orems Road Trailer Park - Case No. 82-228-SPHA, at that same time. I would appreciate, therefore, if you would reschedule this hearing for another time.

Thank you for your kind attention in this matter. I will, therefore, await your further reply.

Very truly yours,


Robert J. Romadka

lrr

cc: T. Rodgers Harrison, Esquire
John W. Hessian, III Esquire
Mr. A. V. Williams

RECEIVED
BALTIMORE COUNTY
MAY 27 10 49 AM '82
COUNTY CLERK
OF APPEALS
BY: [Signature]

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

May 27, 1982

Robert J. Romadka, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

Re: Case No. R-82-197, Item 20, Cycle II
A. V. Williams, Petitioner

Dear Mr. Romadka:

Replying to your letter of May 24, 1982, requesting postponement of the above entitled case, we regret to inform you that we must deny your request.

Reclassification petitions are scheduled and advertised well in advance of the hearing date, this particular case being advertised in the Jeffersonian on February 11, 1982. The Board is of the opinion that reclassification cases take precedence over other petitions and, therefore, we feel it is incumbent upon us to proceed with the hearing on this case as scheduled.

Very truly yours,


William T. Hackett, Chairman

WTH:e

cc: Mrs. J. Jung
John W. Hessian, III, Esquire
T. Rogers Harrison, Esquire
Mr. A. V. Williams

LAW OFFICES
MUDD & HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

AREA CODE 301
628 1335

JOHN E. MUDD
T. ROGERS HARRISON
DOUGLAS W. BISK

June 1, 1982

William T. Hackett, Chairman
County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

RE: Case No. R-82-197, Item 20, Cycle II
A. V. Williams, Petitioner

Dear Mr. Hackett:

I am in receipt of a copy of your letter dated May 27, 1982 regarding the above-captioned matter currently scheduled for a hearing before the Board on June 16, 1982. Apparently there has been some misunderstanding and since my appearance is entered as co-counsel with Mr. Romadka on behalf of the Petitioner, I would like to attempt to clarify what has occurred.

Pursuant to the Board's notice that it would agree to stay our client's Petition for Reclassification pending an outcome of the case currently pending in the Circuit Court for Baltimore County, we communicated with our client and it was determined by him to agree to such a stay, follow the litigation currently pending in the Circuit Court, and independently determine whether or not he chose to file a similar suit. It had been my understanding for the last several months that indeed the above-captioned Petition had been stayed pursuant to the Board's notification and I am unfortunately scheduled to try a case in the Court of Special Appeals during the time that the above-captioned matter is set for a hearing before the Board.

It is therefore respectfully requested that Case No. R-82-197, Item 20, Cycle II be stayed pending a resolution of the cases currently under litigation, or, in the alternative, if the Board finds that our request for a stay is untimely that the matter be postponed to enable me to prepare for and attend the reclassification hearing when rescheduled.

William T. Hackett, Chairman
County Board of Appeals
June 1, 1982
Page Two

As I am sure you realize, the zoning history of the above-captioned matter has been a somewhat arduous effort, and I believe it would be in the best interests of everyone and facilitate the least inconvenience to everyone to stay this zoning petition pending the outcome of litigation in the Circuit Court.

Please advise at your earliest convenience.

Very truly yours,

Tom Harrison
T. Rogers Harrison

TRH:jdm

cc: Robert J. Romadka, Esquire

RECEIVED
BALTIMORE COUNTY
JUN 3 11 03 AM '82
COUNTY BOARD OF APPEALS
BY: *[Signature]*

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

June 3, 1982

T. Rogers Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

Re: Case No. R-82-197, Item 20, Cycle II
A. V. Williams, Petitioner

Dear Mr. Harrison:

As you are aware, postponements in reclassification cases are granted with great reluctance by this Board. The case has been posted and advertised many months prior to hearing date, and we have no way of knowing how many interested parties may be relying on this scheduled date.

Since this is the second time around for this particular petition and since the only opposition in the prior hearing consisted of the People's Counsel, I contacted John Hession as to his attitude on this matter and he is not opposed to a continuance. This request for continuance, however, will have to be done in open hearing on the scheduled date and at the scheduled time so that any interested parties who may attend can be made parties of record to receive notices of reassignment.

Therefore, please confirm to the Board in writing if you intend to request this continuance in open hearing on June 16, 1982, as requested, so the Board can be scheduled accordingly.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman

WTH:ce

cc: Robert J. Romadka, Esquire
John W. Hession, III, Esquire

May 18, 1982

T. Rogers Harrison, Esquire
306 W. Joppa Road
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Reclassification
SE/S Philadelphia Rd., 213.79' SW of centerline
of Rossville Blvd.
A. V. Williams - Petitioner
Case #R-82-197 Item 20 - Cycle II

TIME: 10:00 A.M.

DATE: June 16, 1982

PLACE: Room 218, Courthouse, Towson, Maryland

cc: John W. Hession, III
People's Counsel

A. V. Williams
8660 Pulaaki Highway
Balto. Md. 21237

Robert J. Romadka, Sr., Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
(Between Federal Buildings)
ESSEX, MARYLAND 21221

June 15, 1982

County Board of Appeals
Court House
Towson, MD 21204

Re: Item #20
Case #R-82-197
Rossville Blvd.

Gentlemen:

Please strike my appearance as co-counsel with respect to the above captioned case.

Thank you for your kind attention in this matter.

Very truly yours,

Robert J. Romadka
Robert J. Romadka

RJR/lrr

cc: Mr. A.V. Williams
Mr. T. Rogers Harrison

RECEIVED
BALTIMORE COUNTY
JUN 16 11 29 AM '82
COUNTY BOARD OF APPEALS
BY: *[Signature]*

MUDD & HARRISON

JOHN E. MUDD
T. ROGERS HARRISON
DOUGLAS W. BISER

000 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

AREA CODE 301
826-1335

June 23, 1982

William T. Hackett, Chairman
County Board of Appeals
Room 219
Court House
Towson, Maryland 21204

RE: Case No. R-82-197, Item 20, Cycle II
A. V. Williams, Petitioner

Dear Mr. Hackett:

Pursuant to your request in your letter dated June 3, 1982 and your request on June 10, 1982, I wish to confirm in writing that on June 16, 1982 the Petitioner in the above case requested and was granted a continuance of the case. The reason for the request was that T. Rogers Harrison was before the Court of Special Appeals on June 16, 1982 in the case of U. S. Fire vs. Maryland Casualty Company.

Thank you for your consideration in this matter.

Very truly yours,

Douglas W. Biser
Douglas W. Biser

DWB:jdm

RECEIVED
BALTIMORE COUNTY
JUN 28 11 53 AM '82
COUNTY BOARD OF APPEALS
BY: *[Signature]*

MUDD & HARRISON

JOHN E. MUDD
T. ROGERS HARRISON
DOUGLAS W. BISER
H. PATRICK STRINGER, JR.

000 WEST JOPPA ROAD
TOWSON, MARYLAND 21204
AREA CODE 301-826-1335

900 MARYLAND TRUST BUILDING
14 SOUTH CALVERT STREET
BALTIMORE, MARYLAND 21202
301-323-0266

September 27, 1982

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

RE: A. V. Williams
SE/S Philadelphia Rd. 213.79' NE
of Rossville Blvd.
15th District
Reclassification from ML-IM to B.M.

Gentlemen:

The above-captioned matter is currently scheduled for a hearing on Thursday, November 18, 1982 at 10:00 a.m. My presence is required in the Circuit Court for Baltimore County on that date in the matter of Shanklin vs. HSC Engineering Corporation, and therefore, I am requesting that the captioned case be postponed.

Moreover, it was my understanding that this matter had been stayed. Please advise.

Very truly yours,

Tom Harrison
T. Rogers Harrison

TRH:jdm

*Can WTH - 03 granted 10/3/82
Petitioner has requested
date on which
reclassification requested by Petitioner*

RECEIVED
BALTIMORE COUNTY
SEP 29 9 16 AM '82
COUNTY BOARD OF APPEALS
BY: *[Signature]*

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

September 3, 1982

NOTICE OF ASSIGNMENT

(CONTINUED HEARING)

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. R-82-197

A. V. WILLIAMS

SE/S Philadelphia Rd. 213.79' NE
of Rossville Blvd.

15th District

Reclassification from ML - IM to B.M.

ASSIGNED FOR:

THURSDAY, NOV. 18, 1982, at 10 a.m.

cc: T. Rogers Harrison, Esq. Counsel for Petitioner

A. V. Williams

Petitioner

Mr. Raymond Weston

W. Hammond

J. Dyer

N. Gerber

J. Hoswell

Bd. of Education

J. W. Hession, Esq.

People's Counsel

June Holmen, Secretary

494-3180

COUNTY BOARD OF APPEALS
Room 219 Court House
Towson, Md. 21204

September 30, 1982
Hearing Room 218

NOTICE OF POSTPONEMENT

CASE NO. R-82-197

A. V. WILLIAMS

SE/S Philadelphia Road, 213.79' NE
of Rossville Blvd.

15th District

Reclassification from ML - IM to B.M.

Assigned for hearing on Thursday, November 18, 1982, at 10 a.m. has been POSTPONED by the Board at the request of counsel for the Petitioner. The case will not be rescheduled until requested by the Petitioner.

cc: T. Rogers Harrison, Esq.

Counsel for Petitioner

A. V. Williams

Petitioner

Mr. Raymond Weston

W. E. Hammond

J. E. Dyer

N. E. Gerber

J. G. Hoswell

Board of Education

J. W. Hession, Esq.

People's Counsel

June Holmen, Secretary

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
February 2, 1983

NOTICE OF ASSIGNMENT

(CONTINUED HEARING)

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108.

CASE NO. R-82-197

A. V. WILLIAMS

SE/S Philadelphia Rd., 213.79' NE
of Rossville Blvd.

15th District

Reclassification from ML - IM to BM

ASSIGNED FOR:

WEDNESDAY, MARCH 23, 1983, at 10 a.m.

cc: T. Rogers Harrison, Esq.

Counsel for Petitioner

A. V. Williams

Petitioner

Raymond Weston

W. Hammond

J. Dyer

N. Gerber

J. Hoswell

Board of Education

J. W. Hession, Esq.

People's Counsel

June Holmen, Secretary

LAW OFFICES
MUDD & HARRISON

JOHN E. MUDD
T. ROGERS HARRISON
DOUGLAS W. BISER
H. PATRICK STRINGER, JR.

306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204
AREA CODE 301-828-1335

900 MARYLAND TRUST BUILDING
14 SOUTH CALVERT STREET
BALTIMORE, MARYLAND 21202
301-323-0266

February 24, 1983

County Board of Zoning Appeals
Room 219 Court House
Towson, Maryland 21204

Re: A. V. Williams, Petition for
Reclassification

Gentlemen:

The above-captioned matter has again mysteriously been scheduled for a hearing on March 23, 1983. If my recollection serves me correct, the matter was not to be set back in unless requested and we have no record in our office that it has been requested to be set in.

Please advise.

Very truly yours,

T. Rogers Harrison

TRH:lfc

RECEIVED
MAY 1 11 15 AM '83
COUNTY BOARD OF APPEALS

County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

March 1, 1983

T. Rogers Harrison, Esquire
306 West Joppa Road
Towson, Md. 21204

Re: Case No. R-82-197
A. V. Williams, Petitioner

Dear Mr. Harrison:

Replying to your letter of February 24, 1983, you are correct in your statement that the above entitled case was not to be reassigned until requested by the Petitioner. The case file indicates that on September 30, 1982, an indefinite postponement was granted, the case to be rescheduled only by request of Petitioner. Unfortunately, this provision was not noted when the docket was being set and this case was inadvertently scheduled.

The Board would also ask you to take note that the time is rapidly approaching when the 1984 comprehensive map process will begin and any cases not heard before the adoption of these maps will automatically become moot.

Inasmuch as it was our error in rescheduling the case at this time, we will grant your request for an indefinite postponement and will hold the case pending your request for rescheduling.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman

WTH:e

cc: A. V. Williams
Raymond Weston
John W. Hession, III, Esq.
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Hoswell

9/3/82 - Following were notified of hearing set for Thursday, Nov. 18, 1982, at 10 a.m.:

Rogers Harrison, esq.
A. V. Williams
W. Hammond
J. Dyer
N. Gerber
J. Hoswell
Bd. of Ed.
J. Hession, Esq.
Raymond Weston

Postponed 9/30/82

9/30/82 - Above notified of POSTPONEMENT of hearing set for Thurs. Nov. 18, 1982, at 10 a.m.

2/2/83 - Above notified of hearing set for WED. March 23, 1983, at 10 a.m.

Postponed 3-1-83 - DO NOT INDEFINITELY UNTIL REQUESTED BY PETITIONER



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
January 25, 1985

T. Rogers Harrison, Esquire
306 W. Joppa Road
Towson, MD 21204

Re: Case No. R-82-197
A. V. Williams

Dear Mr. Harrison:

As the Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Attorney's office concluding that any reclassification case pending before this Board on the date of the adoption of new comprehensive zoning maps is moot.

Therefore, unless you present written objection to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman

WTH:e

cc: A. V. Williams
Raymond Weston
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell
Phyllis Cole Friedman
Board of Education



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
March 18 1985

T. Rogers Harrison, Esquire
306 W. Joppa Road
Towson, MD 21204

Re: Case No. R-82-197
A. V. Williams

Dear Mr. Harrison:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: A. V. Williams
Raymond Weston
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell
Phyllis Cole Friedman
Board of Education

IN THE MATTER OF THE APPLICATION OF A. V. WILLIAMS FOR RECLASSIFICATION FROM M.L.-IM to B.M. SE/S PHILADELPHIA ROAD 213.79' NE OF ROSSVILLE BOULEVARD 15th DISTRICT

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

NO. R.-82-197

ORDER OF DISMISSAL

Petition of A. V. Williams for reclassification from M.L.-IM to B.M. on property located on the southeast side of Philadelphia Road 213.79 feet northeast of Rossville Boulevard, in the Fifteenth Election District of Baltimore County.

WHEREAS, by letter dated January 25, 1985, the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot; and

WHEREAS, this decision is based on an opinion of the Baltimore County Attorney's office stating that any zoning case requesting reclassification of property pending before the Board on the date the new zoning maps are adopted is moot; and

WHEREAS, the Board has not received a reply from its letter of January 25, 1985, within thirty (30) days as requested;

THEREFORE, the Board will, on its own Motion, dismiss the within petition.

IT IS HEREBY ORDERED, this 18th day of March, 1985, that said petition be and the same is declared moot and the petition DISMISSED.

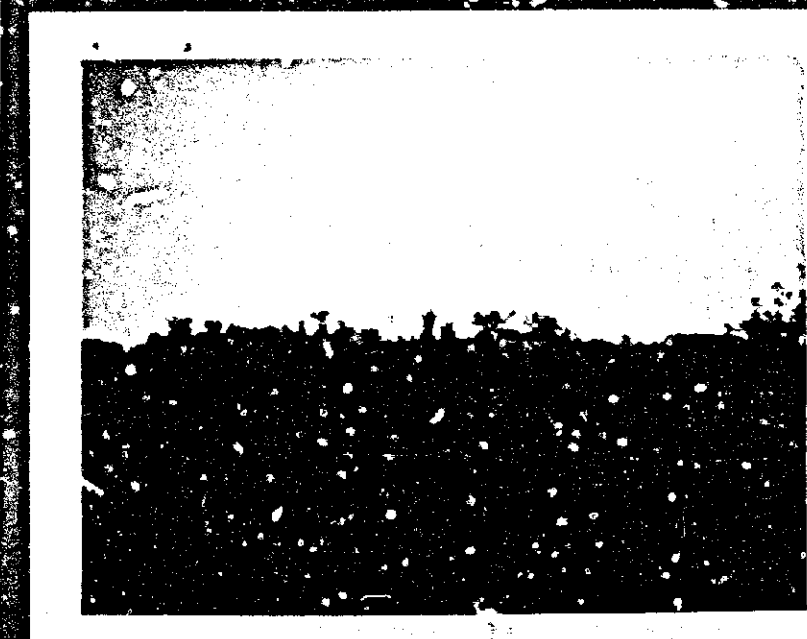
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

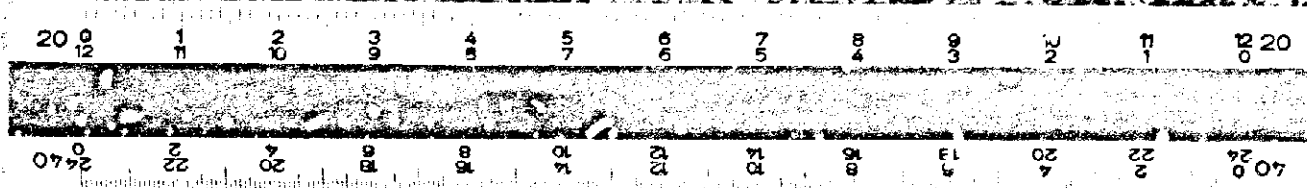
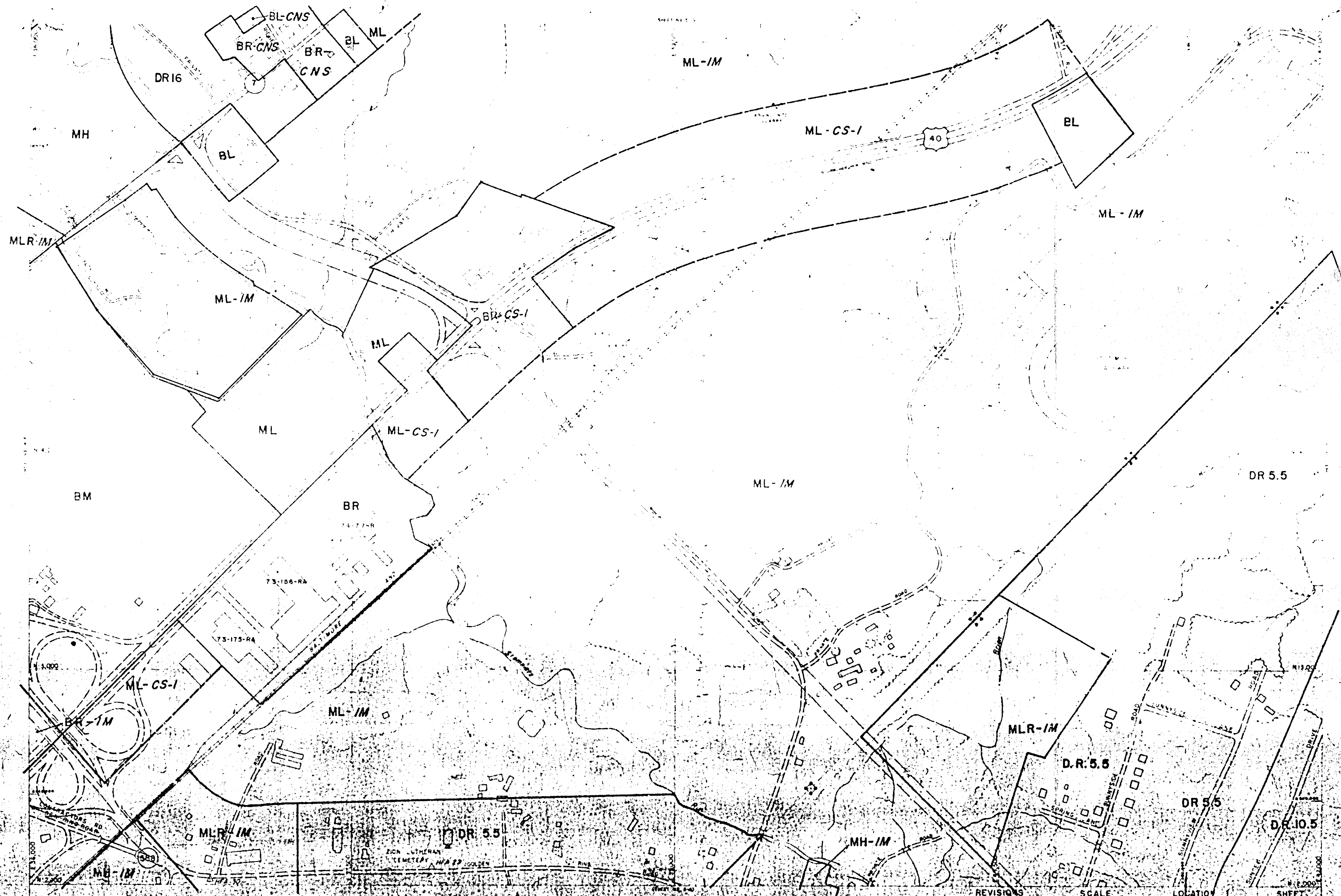
William T. Hackett
William T. Hackett, Chairman

William B. Evans
LeRoy D. Spurrer

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

*Pictures -
Case # R-82-197 - Item 20
Cycle II*

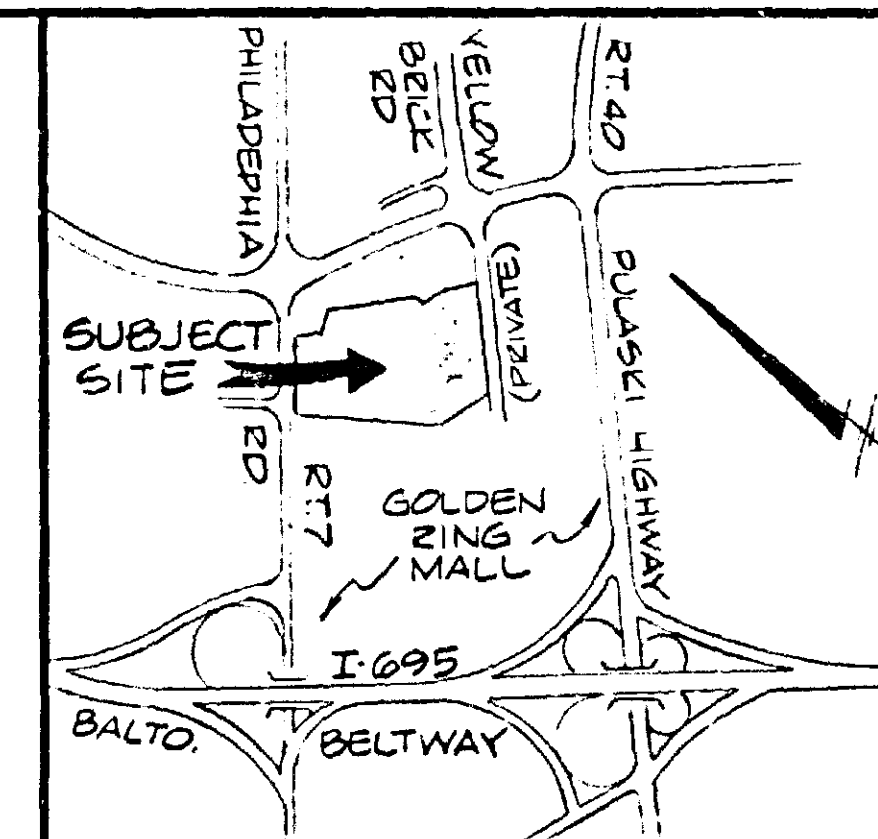




1980 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 14, 1980
BILL NOS. 184-80, 185-80, 186-80,
187-80, 188-80, 189-80 AND 190-80
CHAIRMAN, COUNTY COUNCIL

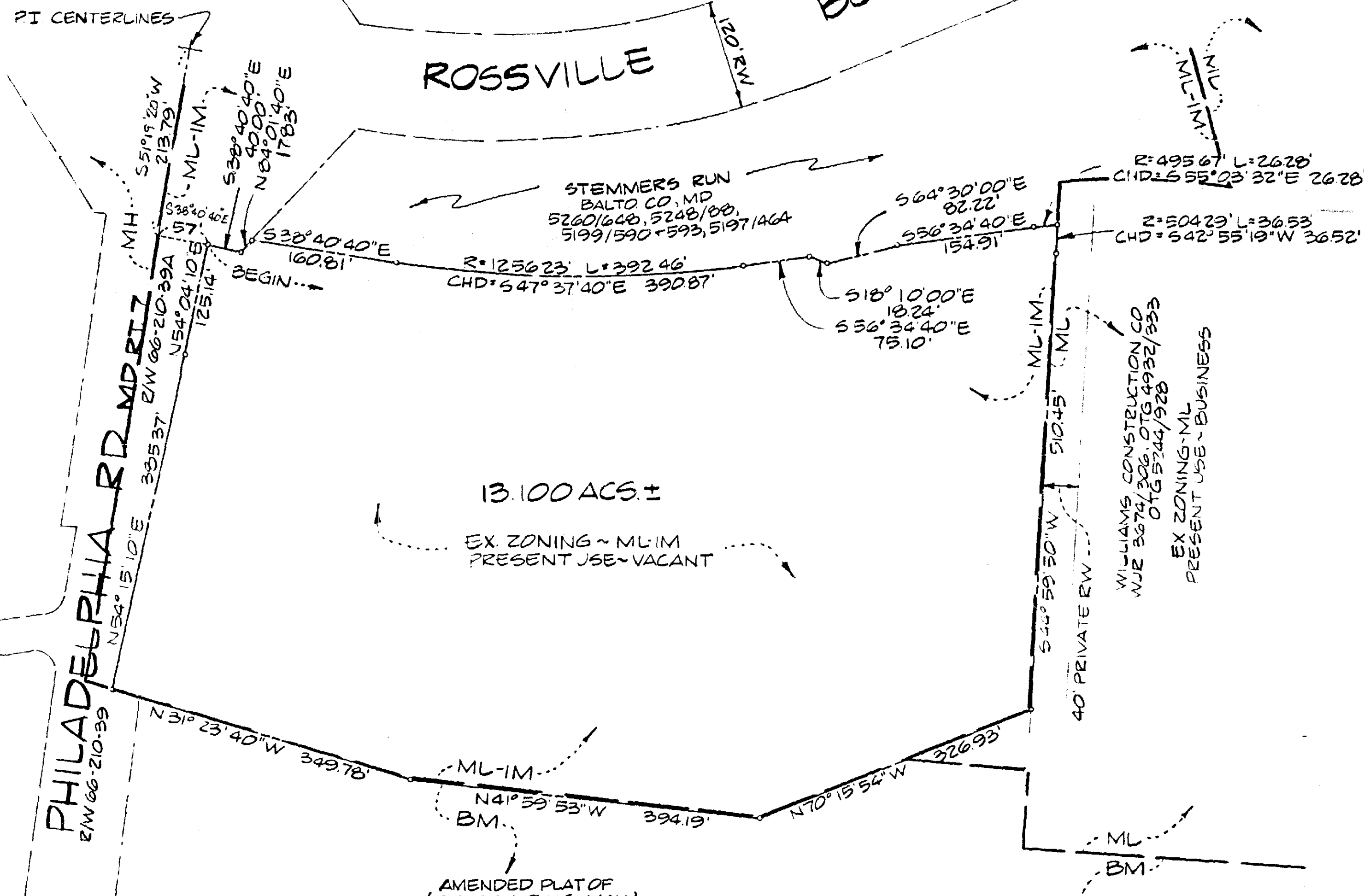
PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE	DATE OF PHOTOGRAPHY	LOCATION	SHEET
BY	DATE				
		1" = 200'	APRIL 1983	ROSSVILLE	NE 3-C
Topography Compiled By Photogrammetric Methods AEDS SERVICE CORPORATION, PHILADELPHIA, PA.					



VICINITY MAP
SCALE: 1"=1000'

PT CENTERLINES



AMENDED PLAT OF
'GOLDEN RING MALL'
EHK JR. 30/35
MONTGOMERY WARD DEV. CORP.
OTG. 5187/431
EX ZONING-BM, PRESENT USE-RETAIL SALES

OWNER:

A V. WILLIAMS
BOX 836
8620 PULASKI HIGHWAY
BALTIMORE, MARYLAND
21203

WILLIAMS CONSTRUCTION CO
WJE 3074/306, OTG 4932/333
OTG 5244/928
EX ZONING-ML
PRESENT USE-BUSINESS

**PLAT TO ACCOMPANY
ZONING PETITION
FOR RECLASSIFICATION
FROM EX. ML-IM ZONE
TO A BM ZONE
S.E. CORNER OF ROSSVILLE BLVD.
AND PHILADELPHIA ROAD**

BALTO. CO, MD
SCALE: 1"=100'

ELECT. DIST. #15
AUGUST 26, 1981

COUNCILMANC. DIST. #6

PN04321